



LAS VEGAS CITY COUNCIL

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September 21, 2004

Mr. Scott Collins
Valencia Communities, Inc.
11424 Rancho Portena
Las Vegas, Nevada 89138

RE: VAR-4005 - VARIANCE
CITY COUNCIL MEETING OF JULY 7, 2004
Related to GPA-4000, ZON-4003 & SDR-4004

Dear Mr. Collins:

The City Council at a regular meeting held July 7, 2004 APPROVED the request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 2.92 ACRES WHERE A MINIMUM OF FIVE ACRES IS REQUIRED located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), R-E (Residence Estates) Zone, Proposed: R-PD10 (Residential Planned Development - 10 Units per Acre). The Notice of Final Action was filed with the Las Vegas City Clerk on July 8, 2004. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4003) and Site Development Plan Review [SDR-4004].
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

Sincerely,

Stacey Campbell
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. William Childs
Redrock Engineering
2001 South Rainbow Boulevard, Suite K
Las Vegas, Nevada 89146

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